

OTAY**2000 Census Population.....8,074****Community 2020 Target.....17,554****April 2004 WC Map Population13,480****APRIL 2004 WORKING COPY MAP**

The majority of the sub-region consists of public lands. Only a small portion of private land is located outside of existing specific plans. Private lands outside of specific plan areas were assigned low-density designations to account for environmental constraints and limited accessibility.

KEY COMMUNITY ISSUES

- Inmates from the two large correctional facilities compose nearly all of the existing population
- Close proximity to border crossing
- Opportunity to develop heavy industry is unique to the region

COMMUNITY-SPECIFIC PLANNING RATIONALE

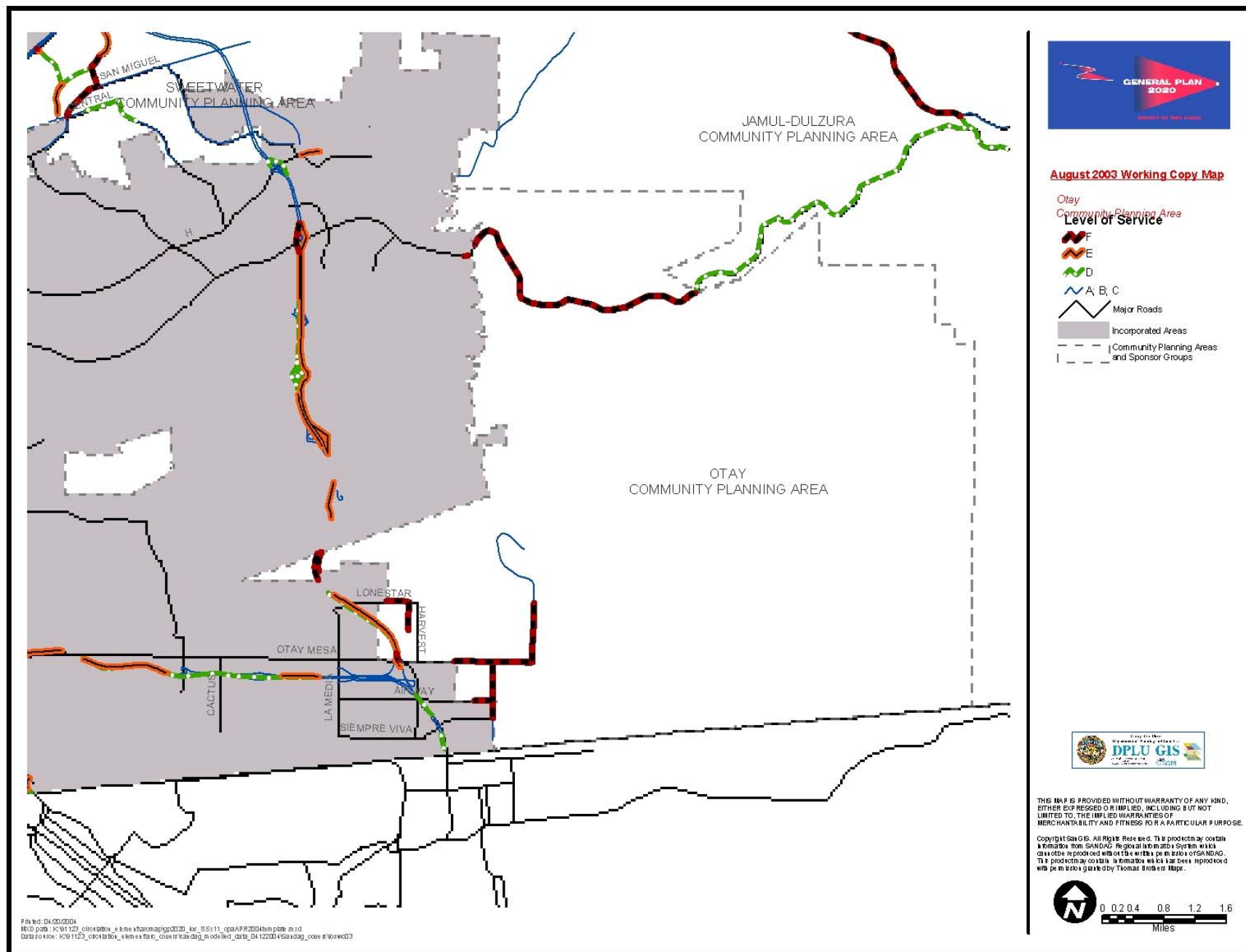
- Development potential is located in two specific plans: East Otay Mesa (commercial and industrial) and Otay Ranch (residential). The remainder of the subregion consists primarily of public land.
- Parcels under private ownership and east of CWA boundary reflect surrounding densities.

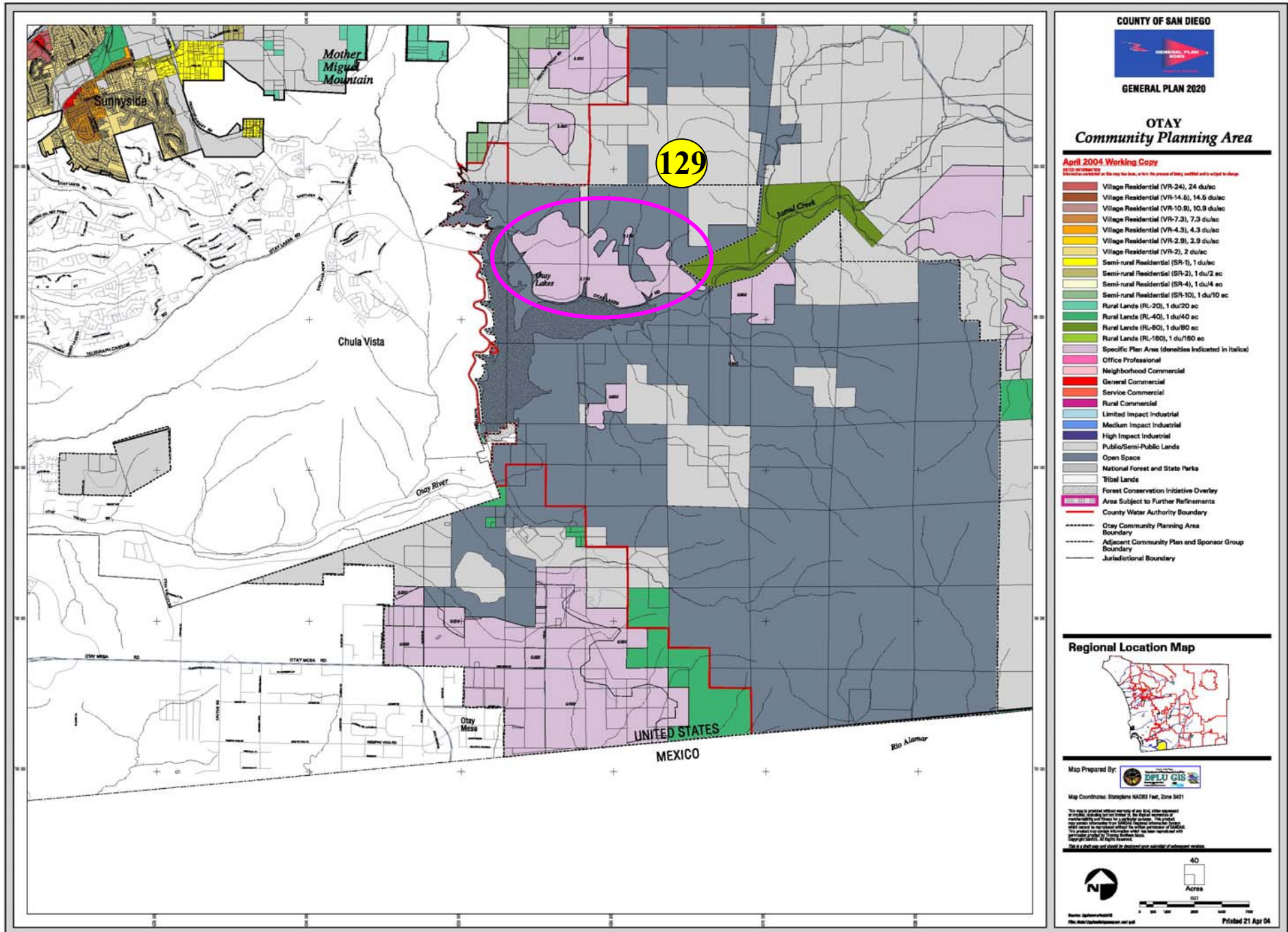
TRAFFIC FORECASTS

If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts¹ indicate there would be about 19 lane-miles of roads in Otay operating at LOS E or F. The preliminary estimate for improving deficient roads to an acceptable level of service (LOS D) is \$74 million.

Traffic forecasts for the April 2004 Working Copy map are slightly higher than the existing general plan. Increased densities in areas outside the Otay Plan Area, as well as regional through traffic, are most likely the primary contributors of the added traffic congestion. However, public land purchases that took place within the subregion after traffic modeling could improve levels of service in subsequent traffic scenarios for the Otay community.

¹ Based on traffic forecasts for the August 2003 Working Copy map.





RESIDENTIAL PROPERTY REFERRALS

129	Todd Galarneau			
	<u><i>December 2002 WC:</i></u>	<u><i>August 2003 WC:</i></u>	<u><i>October Traffic Referral:</i></u>	<u><i>April 2004 WC:</i></u>
	Specific Plan	Specific Plan	Specific Plan	Specific Plan